118.0	0002	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,400 /	785,400
					USE VALUE:	785,400 /	785,400
					ASSESSED:	785,400 /	785,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMBRIA MICHAEL/ETAL
Owner 2:	CAMBRIA KRISTINE
Owner 3:	
Street 1:	138 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,941 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 1809 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4941.000	387,600		397,800	785,400
Total Card	0.113	387,600		397,800	785,400
Total Parcel	0.113	387,600		397,800	785,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.16 | /Parcel: 434.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75812
GIS Ref
GIS Ref
Insp Date 09/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,200	0	4,941.	397,800	794,000	794,000	Year End Roll	12/18/2019
2019	101	FV	302,100	0	4,941.	392,100	694,200	694,200	Year End Roll	1/3/2019
2018	101	FV	301,500	0	4,941.	301,200	602,700	602,700	Year End Roll	12/20/2017
2017	101	FV	301,500	0	4,941.	284,100	585,600	585,600	Year End Roll	1/3/2017
2016	101	FV	301,500	0	4,941.	261,400	562,900	562,900	Year End	1/4/2016
2015	101	FV	285,500	0	4,941.	244,300	529,800	529,800	Year End Roll	12/11/2014
2014	101	FV	285,500	0	4,941.	225,000	510,500	510,500	Year End Roll	12/16/2013
2013	101	FV	285,500	0	4,941.	225,000	510,500	510,500		12/13/2012

!9138!

PRINT

Date	Time
12/10/20	23:38:59

LAST REV

Date	Time
10/03/19	16:46:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9138

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE MARGARET	26562-332		8/6/1996		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	75812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2002	560	Wood Dec	9,000	C		G4	GR FY04	14X32 DECK
5/16/2001	300	Redo Bas	18,000	C				REMODEL BSMT-ADD 1

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Entry Denied	197	PATRIOT
2/14/2000	Measured	264	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4941		Sq. Ft.	Site		0	70.	1.15	6									397,761						397,800	

Total AC/HA: 0.11343 | Total SF/SM: 4941 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,761 | Spl Credit | Total: 397,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	104135
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406295
Depreciation:	18690
Depreciated Total:	387606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

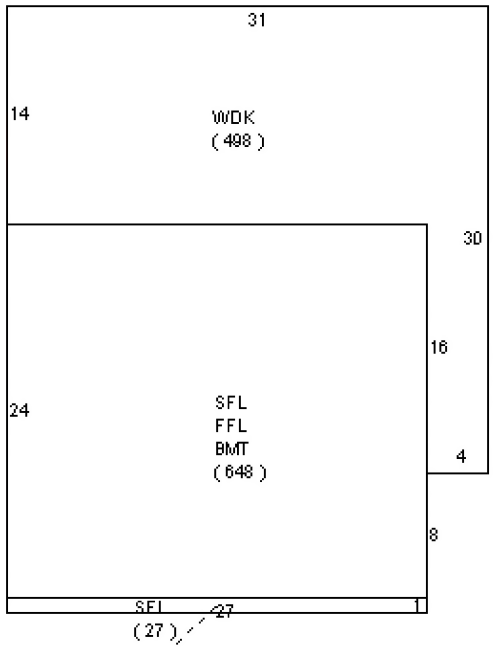
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	156.99
Final Total:	387600	Val/Su SzAd	292.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	675	182.230	123,006
BMT	Basement	648	88.090	57,080
FFL	First Floor	648	182.230	118,086
WDK	Deck	498	8.010	3,988

Net Sketched Area:	2,469	Total:	302,160
Size Ad	1323	Gross Are	2469	FinArea	1809
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	